



HISTORIC PRESERVATION REVIEW APPLICATION

Site Plan and Elevations

- Plans must be dated.
- Include the proposed layout of all structures and other improvements including: driveway, pedestrian ways, existing landscape features, proposed landscape areas, walls and fences, off-street parking and loading areas.
- Indicate the location of property lines, public right-of-ways, property entrances and exits, direction of traffic flow in and out of the off-street parking and loading areas, location of each parking space, each loading berth, and areas for turning and maneuvering vehicles.
- Plans and elevations must be drawn or sketched to scale with relevant dimensions labeled.
- Include specifications as to type, color and texture of exterior of proposed structures.
- Interior floor plans are not required for historic design review unless they show features that will be visible from the exterior.

Development Zone

- On aerial photograph, label subject parcel and all outline all parcels within development zone.

Signs

- Include a sign plan, drawn to scale showing the location, size design, materials, color, lettering and methods of attachment and illumination. *NA*

All projects must **FIRST** be submitted for site review at the PDSD, 1st floor Zoning Review counter, 201 North Stone Avenue (791-5550). PDSD staff will review the application and identify all portions of the UDC with which compliance is required. The applicant will be provided with a written report identifying any additional requirements.

If historic design review is required, contact Lead Planner Michael Taku (520-837-4963) to initiate the process.

I HAVE RECEIVED ALL RELATED DOCUMENTATION TO THIS "HISTORIC PRESERVATION ZONE" APPLICATION, SEC 5.8 OF THE CITY OF TUCSON UNIFIED DEVELOPMENT CODE, TECHNICAL STANDARD 9-02 0.0 AND DESIGN REVIEW GUIDELINES FOR THE HPZ TO WHICH THIS APPLICATION APPLIES.

Applicant: John Keneck Date: 8/3/21

Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. _____ Date Accepted: _____

Activity No. _____ Site Address: 133 S. STONE AVE, TUCSON

HPZ: ☒ Armory Park ☐ Barrio Historico ☐ El Presidio ☐ Fort Lowell ☐ West University

Historic Status: ☐ Contributing ☒ Non-Contributing ☐ Vacant

Applicant Name: JOHN FENECK ☐ Owner ☒ Architect/Designer ☐ Other:

Owner (if different): KBL 747 LLC

Brief Description of Proposed Work: ADD NEW OUTSIDE BAR UNDER EXISTING COVERED ENTRY. ENCLOSE AUTO GARAGE AREAS. REPLACE WINDOWS & DOORS

Type of Review: ☒ Full ☐ Minor ☐ Rio Nuevo Area ☐ Infill Incentive District

Development Zone: ☐ Interior Lot ☒ Corner Lot ☐ Historic District Boundary Lot

HZAB and/or PRS courtesy review(s) conducted prior to application submission? ☐ Yes ☒ No

HZAB Review Date(s): _____

PRS Review Date(s): _____

Minor/Full	Required Materials
<input type="checkbox"/>	Fee
<input checked="" type="checkbox"/>	Completed and signed Historic Design Review Application form
<input checked="" type="checkbox"/>	City of Tucson Permit Application
<input checked="" type="checkbox"/>	Final UDC Compliance Review Zoning comments as issued by PDSD staff
<input checked="" type="checkbox"/>	Description and photographs* of type, color and texture of proposed materials
<input checked="" type="checkbox"/>	Brief statement of proposal on separate 8½" x 11" pages, outlining scope of work subject to design guidelines in UDC 5.8.9
<input checked="" type="checkbox"/>	Dated site plan and elevations at 11" x 17"
<input checked="" type="checkbox"/>	Aerial photograph* of property with development zone drawn and labeled, printed on 8½" x 11" page. All buildings footprints within the development zone must be shown and labeled to indicate contributing/non-contributing historic status.
<input checked="" type="checkbox"/>	Arizona Historic Property Inventory Form (if available)
<input checked="" type="checkbox"/>	Photographs* of the project site and surrounding area
<input checked="" type="checkbox"/>	Photographs* of building elevations (north, south, east, west) <input type="checkbox"/> Not applicable

Incomplete or illegible applications will not be accepted.

Completed Applications must be submitted at: <https://www.tucsonaz.gov/file-upload-pdsd>



HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: 8/3/21

PDSD Activity Number: DP21-0171

HPZ Case Number: _____

Property Development Name: UGLY BUT HONEST

Property Address: 733 S. STONE AVE, TUCSON

Pima County Assessor Parcel Number(s): 117-07-203A & 117-07-205A

HPZ: ☒ Armory Park ☐ Barrio Historico ☐ El Presidio ☐ Fort Lowell ☐ West University

Applicant Name: JOHN FENECK ☐ Owner ☒ Architect/Designer ☐ Other

Applicant Address: PO. BOX 550

City/State/Zip: VAIL, AZ 85641

Phone: (520) 886-2992 Email: JFARCH@YAHOO.COM

Property Owner Name: KBL 747 LLC - LAWRENCE KAPLER

Property Owner Phone: 520-631-5907

Property Owner Email: LKAPLER@TBRCONSTRUCTION.NET

Description of Use (if Resident Artisan): _____

Signature of Owner: _____

Signature of Applicant (if not owner): John Feneck

PROPOSED NEW CONSTRUCTION or ALTERATION

ADD NEW OUTSIDE BAR UNDER EXISTING COVERED ENTRY.
ENCLOSE AUTO GARAGE AREAS. REPLACE WINDOWS & DOORS

By state law, we cannot initiate a discussion with you about your rights and options,
but we are happy to answer any questions you might have.

Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. _____ Date Accepted: _____

Activity No. _____ Site Address: 725 S. 6th AVE

HPZ: ☒ Armory Park ☐ Barrio Historico ☐ El Presidio ☐ Fort Lowell ☐ West University

Historic Status: ☐ Contributing ☒ Non-Contributing ☐ Vacant

Applicant Name: JOHN FENECK ☐ Owner ☒ Architect/Designer ☐ Other:

Owner (if different): _____

Brief Description of Proposed Work: NEW DUMPSTER ENCLOSURE & RESTRICTION
EXISTING PARKING AREA. ADD TREES

Type of Review: ☒ Full ☐ Minor ☐ Rio Nuevo Area ☐ Infill Incentive District

Development Zone: ☒ Interior Lot ☐ Corner Lot ☐ Historic District Boundary Lot

HZAB and/or PRS courtesy review(s) conducted prior to application submission? ☐ Yes ☒ No

HZAB Review Date(s): _____

PRS Review Date(s): _____

Minor/Full	Required Materials
<input type="checkbox"/>	Fee
<input checked="" type="checkbox"/>	Completed and signed Historic Design Review Application form
<input checked="" type="checkbox"/>	City of Tucson Permit Application
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<input checked="" type="checkbox"/>	Arizona Historic Property Inventory Form (if available)
<input checked="" type="checkbox"/>	Photographs* of the project site and surrounding area
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HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: 8/3/21

PDSD Activity Number: DP21-0171

HPZ Case Number: _____

Property Development Name: UGLY BUT HONEST

Property Address: 725 S. 6th AVE., TUCSON

Pima County Assessor Parcel Number(s): 117-07-222A

HPZ: ☒ Armory Park ☐ Barrio Historico ☐ El Presidio ☐ Fort Lowell ☐ West University

Applicant Name: JOHN FENECK ☐ Owner ☒ Architect/Designer ☐ Other

Applicant Address: PO. BOX 550

City/State/Zip: VAIL, AZ 85641

Phone: (520) 886-2992 Email: JFARLH@YAHOO.COM

Property Owner Name: 340 E. YAVAPAI LLC

Property Owner Phone: (520) 631-5907

Property Owner Email: LKAPLER@TBRCONSTRUCTION.NET

Description of Use (if Resident Artisan): _____

Signature of Owner: _____

Signature of Applicant (if not owner): John Feneck

PROPOSED NEW CONSTRUCTION or ALTERATION

NEW DUMPSTER ENCLOSURE & RESTRIPE EXISTING PARKING AREA, ADD TREES

By state law, we cannot initiate a discussion with you about your rights and options,
but we are happy to answer any questions you might have.

PROJECT: Ugly But Honest
DP21-0171

733 S. STONE AVE

Enclose existing building auto garage door openings on east and west bays of building with flat smooth metal panel siding, off-white color to match existing metal panel siding and windows. Install new windows and doors and repair existing windows where able.

Provide landscape & landscape amenities garden court and install shade sail for shading. Provide bike parking area.

Erect outside serving bar area under existing covered entry. Bar area construction exterior to match the existing building. Additional shielded lighting to be added.

725 S. 6TH AVE

Restripe existing paved parking lot area to accommodate the off-street parking requirements for 733 S. Stone. Add masonry dumpster enclosure and add 3 trees to the west street entry landscape buffer yard for shading.